

## Request for Review

### Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "Request for Review" in its entirety. This form will enable the state staff to review the project before scheduling a meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

1. Project Title/Name: The Vineyards

2. Location: Lewes, Delaware

3. Parcel Identification #: 3-34-5-152

4. County or Local Jurisdiction Name: Sussex County

5. Owner's Name: BAR-SGR, LLC, 36 Nassau Commons

Address:

City: Lewes,

State: DE

Zip: 19958

Phone: 302-645-6665

Fax: 302-645-6666

Email:

6. Applicant's Name: Vineyard Communities

Address: 4101 Highway One

City: Rehoboth

State: DE

Zip: 19971

Phone: 302-227-3573

Fax: 302-227-2326

Email: steve@oceanatlantic.net

7. Engineer/Surveyor Name: Land Tech

Address: 118 Atlantic Avenue

City: Ocean View

State: DE

Zip: 19970

Phone: 302-539-2366

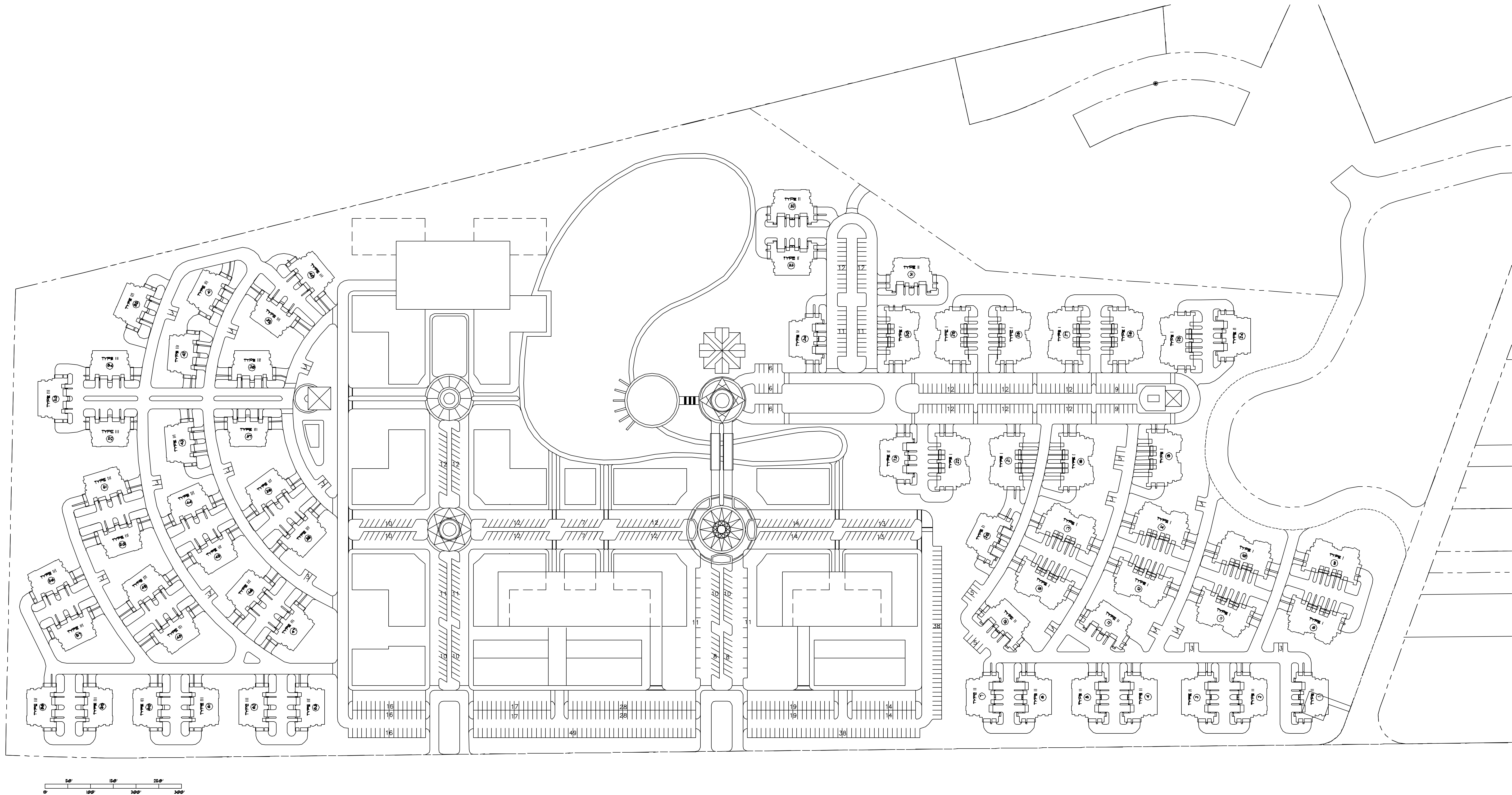
Fax: 302-539-2499

Email: jeffc@landtechllc.com

8. Please Designate a Contact Person for this Project: Steve Schwartz

<b>Information Regarding Site:</b>			
9. Area of Activities (Acres +/-): 82		<input type="checkbox"/> Yes	<input type="checkbox"/> No
10. Is the application in compliance with the State Strategies Map?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
11. Any previous applicants?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12. Present Zoning: C-1	13. Proposed Zoning: Same		
14. Present Use: Undeveloped	15. Proposed Use: Residential and Commercial		
16. Comprehensive Plan recommendation: Zone for C-1			
17. Existing Sanitary Facilities			
18. Water:	<input type="checkbox"/> Central	<input type="checkbox"/> On-Site	<input checked="" type="checkbox"/> Public
Service Provider Name: Tidewater			
19. Sewer:	<input type="checkbox"/> Central	<input type="checkbox"/> On-Site	<input checked="" type="checkbox"/> Public
Service Provider Name: Sussex County Engineering			
20. If a site plan please indicate square footage: 984 (Residential)/ 215,600 SF Commerical			
21. If a subdivision:	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential	
22. Number of Lots:			
23. % of Impervious Surfaces: not calculated		Square Feet:	
24. If a subdivision:	Density of Project:	Number of Lots:	
25. Are there Flood Plain impacting this site? If so, please include this information on the site map.			
26. Will the site impact wetlands?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please define type:		Source of Information:	
27. Is the activity impacting any perennial streams, lakes or other natural bodies of water?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please list name:			
28. Does this activity encroach on or impact any conservation ditch?		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please list name:			
29. Any developer funding for infrastructure improvement anticipated? To be determined			

30. Are any environmental mitigation measures included or anticipated with this project?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please describe:		
31. Will this project generate additional traffic?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Estimated: To be determined		
32. Are you aware of any impact this project will have on historic resources? No		
33. Are you aware of any environmental impact this project will have? No. No impact to wetlands or streams		
34. Is this activity located within the State's mapped critical resources or environmentally sensitive sites?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, please List them: County Environmental Sensitive Area per County Comprehensive plan. Not near wildlife refuge area.		
35. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If yes, please List them:		
36. Please make note of the time-line for this project: Construction to begin Spring 2005.		
Thank you for this input. Your request will be researched thoroughly. <b>Please be sure to note the contact person</b> so we may schedule your request in a timely manner.		



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Architectural conceptual site plans are for feasibility purposes only; revisions may occur due to further investigation from regulatory authorities and building code analysis; dimensions shown are of a straight line only; refer to surveys and civil drawings for technical information and measurements.

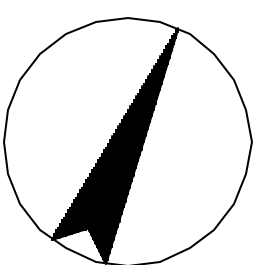
# THE VINEYARDS AT NASSAU VALLEY AN OCEAN ATLANTIC COMMUNITY

28 JAN 04 HPA # 2002301











Humphreys & Partners Architects, L.P.

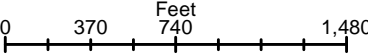
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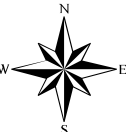
# Preliminary Land Use Service (PLUS)

The Vineyards  
2004-02-07

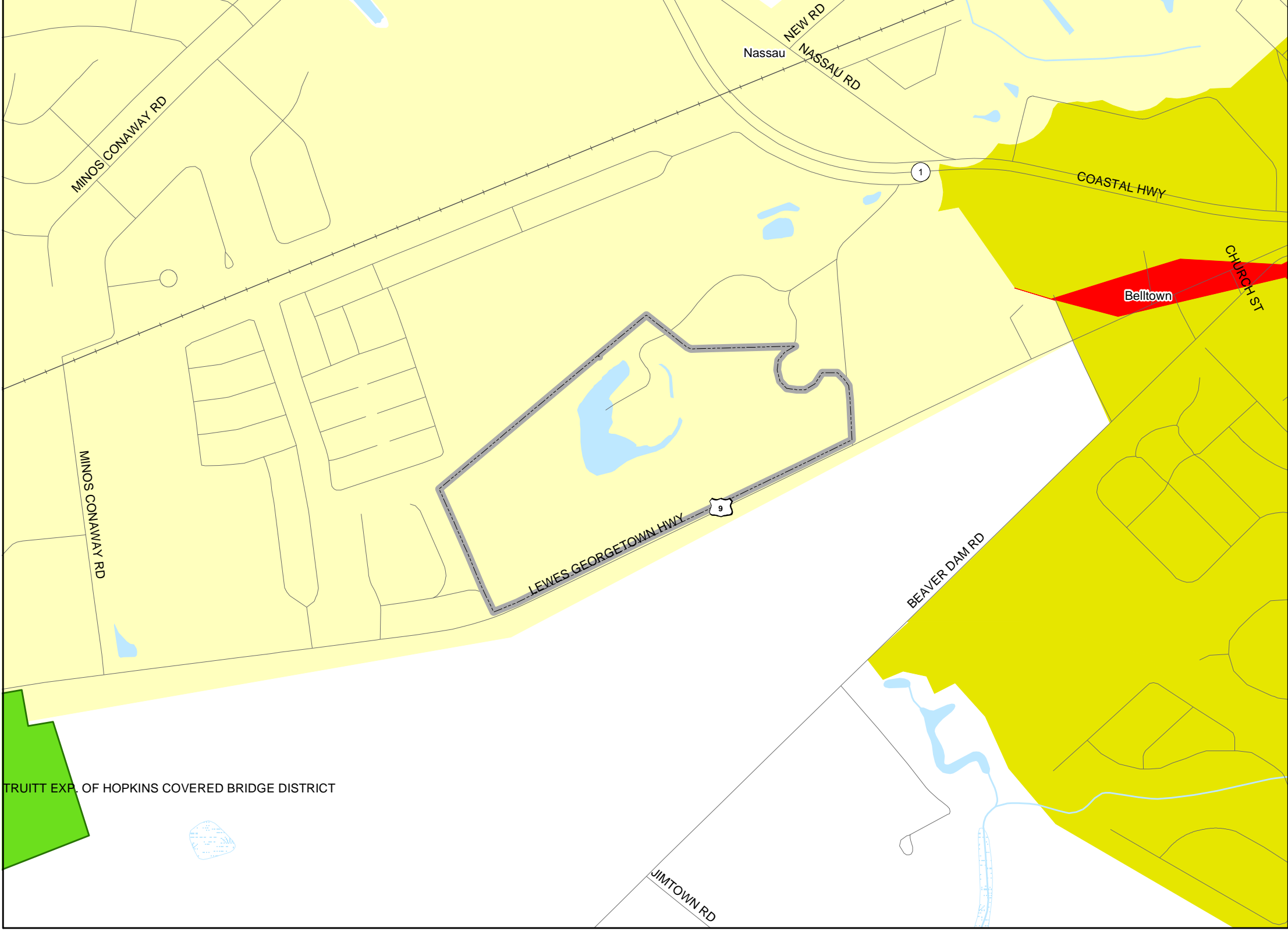
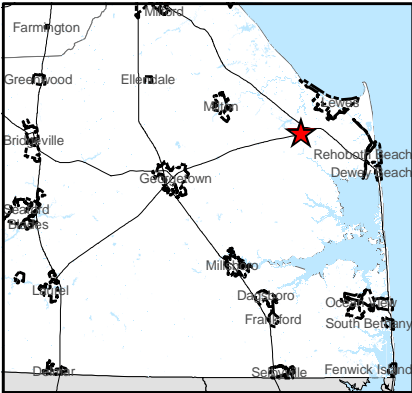
-  Project Area
-  Municipalities
-  Public-Owned
- Ag. Preservation**
  -  Purchased Dev. Rights
  -  Donated Dev. Rights
  -  Ag District
- SSXCO**
- State Strategy Level**
  -  Community
  -  Developing Area
  -  Secondary
  -  Sensitive Rural



1:10,000



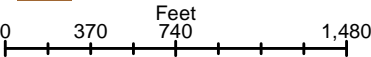
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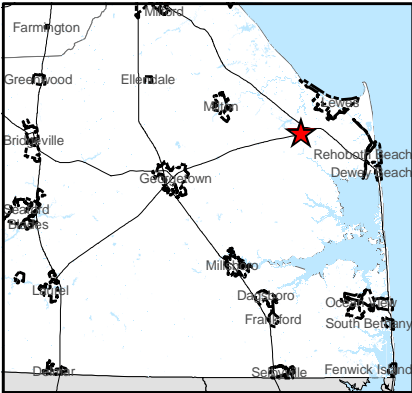
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:10,000



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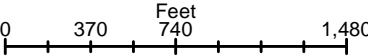


Preliminary Land Use Service (PLUS)

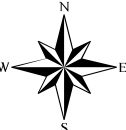
The Vineyards  
2004-02-07

2002 False-Color  
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:10,000



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